

093.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

681,900 / 681,900

USE VALUE:

681,900 / 681,900

ASSESSED:

681,900 / 681,900



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		OVERLOOK RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: HUANG YUTING	
Owner 2:	
Owner 3:	

Street 1: 88 OVERLOOK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: CHAVES LUIS A / LIFE ESTATE -

Owner 2: -

Street 1: 88 OVERLOOK RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,997 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1974, having primarily Vinyl Exterior and 1810 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4997		Sq. Ft.	Site		0	70.	1.14	5									398,935						398,900	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4997.000	283,000		398,900	681,900			
Total Card		0.115	283,000		398,900	681,900	Entered Lot Size		
Total Parcel		0.115	283,000		398,900	681,900	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	376.82	/Parcel: 376.8	Land Unit Type:		

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,000	0	4,997.	398,900	681,900	681,900	Year End Roll	12/18/2019
2019	101	FV	227,000	0	4,997.	404,600	631,600	631,600	Year End Roll	1/3/2019
2018	101	FV	227,000	0	4,997.	302,100	529,100	529,100	Year End Roll	12/20/2017
2017	101	FV	227,000	0	4,997.	273,600	500,600	500,600	Year End Roll	1/3/2017
2016	101	FV	227,000	0	4,997.	262,200	489,200	489,200	Year End	1/4/2016
2015	101	FV	222,500	0	4,997.	222,300	444,800	444,800	Year End Roll	12/11/2014
2014	101	FV	222,500	0	4,997.	210,900	433,400	433,400	Year End Roll	12/16/2013
2013	101	FV	222,500	0	4,997.	200,600	423,100	423,100		12/13/2012

Parcel ID 093.0-0002-0010.0

!7593!

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAVES LUIS A /	67965-313		9/7/2016		591,500	No	No		Luis Alberto Chaves d.o.d. 12/27/2015 bk 6796
CHAVES LUIS A &	62064-528		6/21/2013	Convenience		1	No	No	
	12617-135		4/19/1974		40,900	No	No		Hilda Chaves dod 6/19/2009

## PAT ACCT.

7593

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2017	713	Re-Roof	3,000	C				
4/27/2017	484	Solar Pa	2,000	C				
11/8/2000	881	Siding	10,950	C				VINYL SIDING

## ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	Meas/Inspect	BS	Barbara S
3/31/2017	SQ Returned	MM	Mary M
12/12/2008	Meas/Inspect	163	PATRIOT
3/12/2001	External Ins	PM	Peter M
3/9/2000	Inspected	264	PATRIOT
2/2/2000	Measured	263	PATRIOT
8/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

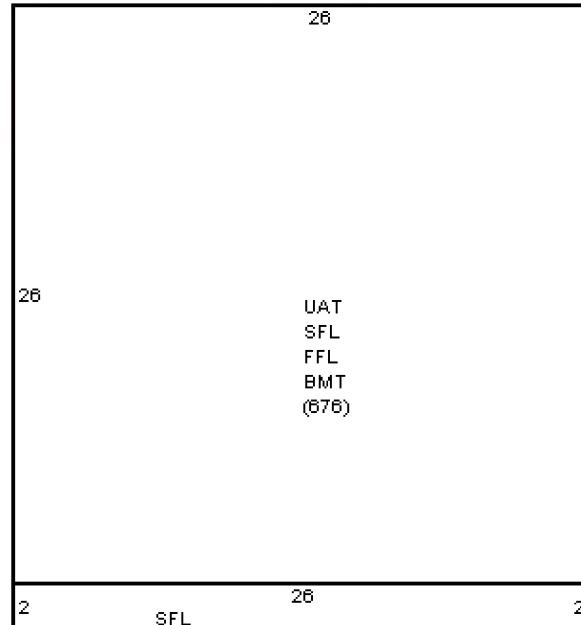
Type:	05 - Garrison	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

EST BMT.

**SKETCH**

4

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1974
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	Yes
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

**DEPRECIATION**

Phys Cond:	AV - Average	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	6	3	

**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	6	3	

**CALC SUMMARY**

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj \$ / SQ:	184.072
Other Features:	67519
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390289
Depreciation:	107329
Depreciated Total:	282959

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	184.07	
Special Features:	0	Val/Su Net:	125.83	
Final Total:	283000	Val/Su SzAd:	201.57	

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

**PARCEL ID**

093.0-0002-0010.0

**SKETCH**

AssessPro Patriot Properties, Inc

Total:

More: N

Total Yard Items:

Total Special Features: